

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0049.0A

DATE: July 13, 2010

SUBDIVISION NAME: Weestenfield #1, Resubdivision of Lot 35

AREA: 0.3226 acres

LOT(S): 2

OWNER/APPLICANT: Gordon and Bobbye Cooper

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 2900 Bonnie Rd.

GRIDS: G-24

COUNTY: Travis

WATERSHED: Johnson Creek

JURISDICTION: Full

EXISTING ZONING: SF-3

NEIGHBORHOOD PLAN: West Austin Neighborhood Group

PROPOSED LAND USE: single-family

ADMINISTRATIVE WAIVERS: Administrative waiver to scale of plat.

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 35, Westenfield #1 Subdivision. The applicant proposes to resubdivide an existing lot into 2 lots for a single-family detached residential lot and a duplex lot. Both lots will take access to Courtland Lane. The tract is presently developed with a single-family dwelling and associated structures, all of which are proposed to be removed. The City of Austin will provide all utilities. Parkland dedication requirements are not required for this application. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

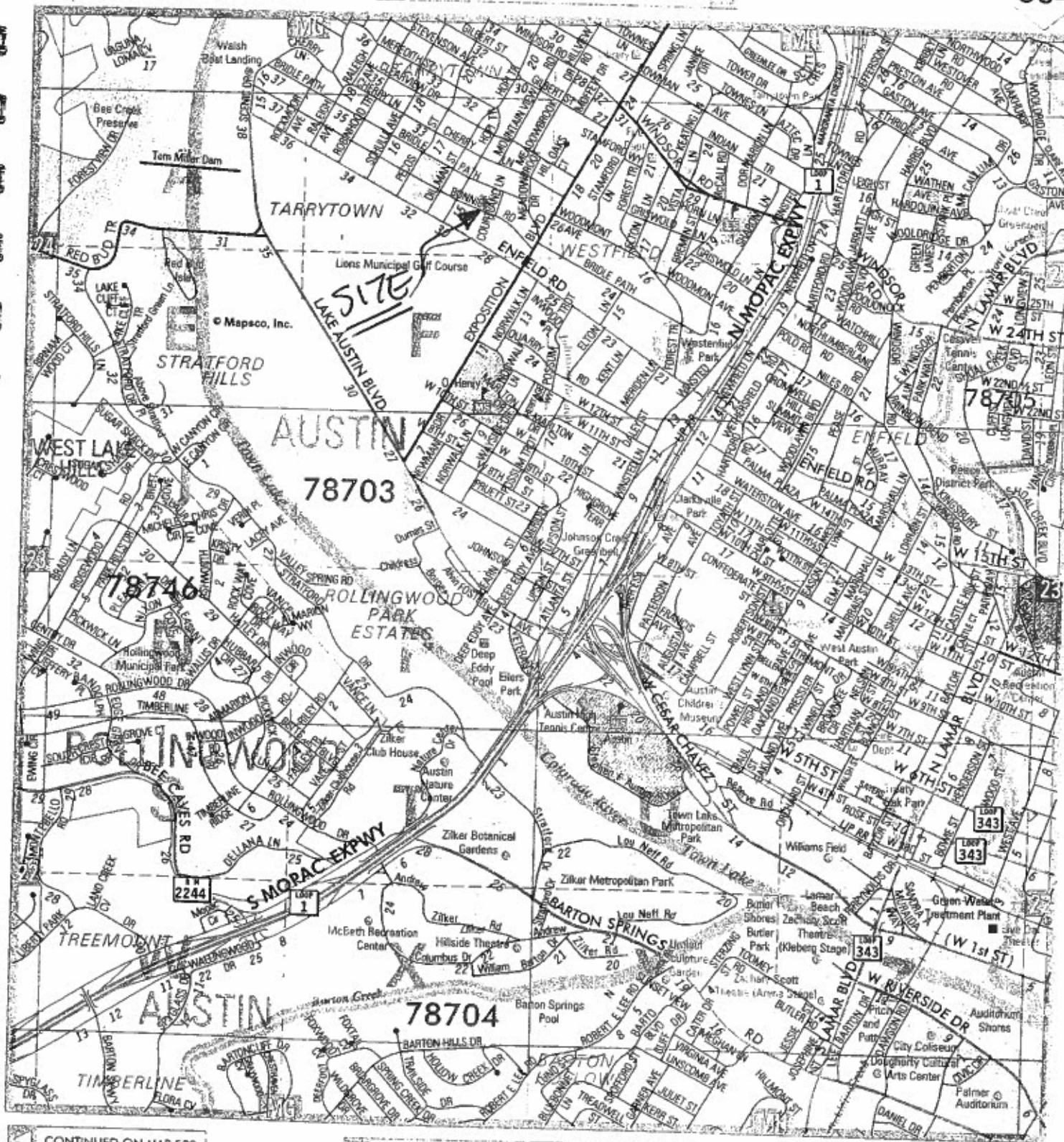
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 974-2786

e-mail: don.perryman@ci.austin.tx.us

CONTINUED ON MAP 554



CONTINUED ON MAP 583

CONTINUED ON MAP 614

CONTINUED ON MAP 585

SCALE IN MILES

SCALE IN FEET

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SCANNED PAGE 1200

RESUBDIVISION LOT 35 WESTENFIELD No. 1

SCALE: 1" = 50'



Legend

- Iron Pipe Found
- Iron Rod Found Bl capped, as noted
- Chiseled "X" Mark in Concrete Found
- Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- PK Wall Found

Proposed Concrete Sidewalk
E.T.E. = Electric and Telecommunications Easement
(Record Dimension)

LOT SUMMARY

Total Number of Lots = 2
Lot 35A = 7,818 Square Feet
Lot 35B = 6,341 Square Feet
Total Area = 14,159 Square Feet = 0.325 Acre
Lot 35A Residential Use
Lot 35B Residential Use

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That we, Gordon Wayne Cooper and wife, Bobby Jean Cooper, owners of all of Lot 35, Westenfield No. 1, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 202 of the Plat Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Volume 3866 Page 324 of the Deed Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 1 in accordance with the attached map or plat shown hereon, pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 35 WESTENFIELD No. 1

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released

WITNESS OUR HANDS this the ____ day of _____, A.D. 2010.

Gordon Wayne Cooper
2900 Bonnie Road
Austin, Texas

Bobby Jean Cooper
2900 Bonnie Road
Austin, Texas

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 2010, did personally appear Gordon Wayne Cooper, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC

Printed Name _____

Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 2010, did personally appear Bobby Jean Cooper, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

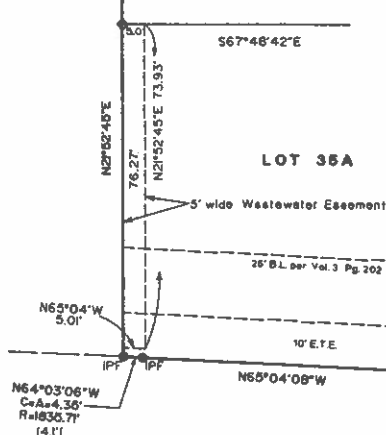
NOTARY PUBLIC

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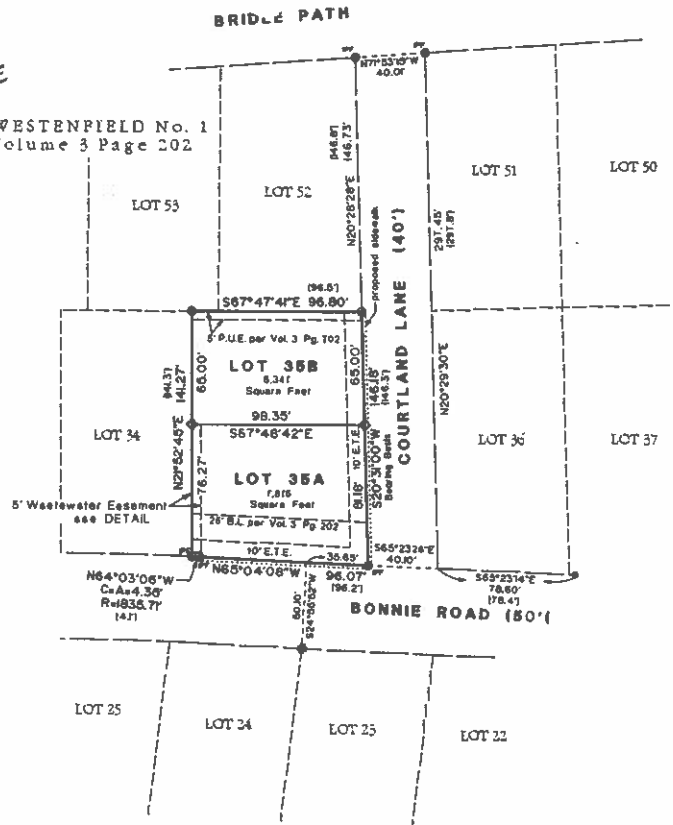
Commission Expires _____

EASEMENT DETAIL

SCALE: 1" = 20'



WESTENFIELD No. 1
Volume 3 Page 202



This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
this the ____ day of _____, 2010.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development
Review Department, City of Austin, County of Travis, this the ____ day of
_____, 2010, A.D.

Greg Guernsey, Director, Planning and Development Review Department

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 2010, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 2010, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BT: _____
Deply

ACCEPTED and AUTHORIZED by the Planning Commission of the City of Austin, Texas,
this the ____ day of _____, 2010.

Dave Sullivan, Chairperson

Secretary

SCANNED

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2010-0049.0A

Contact: Don Perryman, 512-974-2786 or

Yolanda Parada, 512-974-2784

Public Hearing: July 13, 2010, Planning Commission

KENNETH G. ROGERS

Your Name (please print)

2900 ENFIELD ROAD

Your address(es) affected by this application

Donna D. J. Davis

Signature

June 30, 2010

Date

Daytime Telephone: *512-472-4453*

Comments: *I am strongly opposed to dividing the existing lot into 2 lots. Lot 35 is about 157' longer than the typical lots in the part of the subdivision. Dividing the lot would create lots that are considerably smaller than the typical lots. Secondly, I do not feel the proposed situation to be placed on this smaller lots would be compatible with the surrounding character.*

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing: July 13, 2010, Planning Commission

Haider Khazen

Your Name (please print)

2803 Bonnie Rd.

Your address(es) affected by this application

74

Signature

Date

Daytime Telephone: *512 619 8138*

Comments:

This would destroy a beautiful tree - Blind lot and fence very close to

FIRE + impervious cover

construction. This would not

be good for the street. I

would ask the owner to

consider alternatives like re-tying

their home. Otherwise, we are

If you use this form to comment, it may be returned to:

Sevin

City of Austin - Planning & Development Review Dept./4th Fl

to have

Don Perryman

something inconsistent

P. O. Box 1088

with the character of

Austin, TX 78767-8810

the neighborhood.

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Yolanda Parada, 512-974-2784

Public Hearing: July 13, 2010, Planning Commission

Attley Gibson

Your Name (please print)

2803 Bonnie Rd

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-410-8771

Comments: The current home and lot size w/c

compatible w/ the surrounding homes. The

proposed subdivision ~~will~~ would

destroy this ~~home~~ by creating

two miniscule lots w/ high density

structures (not to mention ^{massive} density loss

when all the trees get cut down). Further

the proposed duplex on one of these

tiny lots only serves to erode the

If you use this form to comment, it may be returned to: CADRIC OF

City of Austin - Planning & Development Review Dept./4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

or neighbor hood as it is

properly and should not be rental

home of a family with 3 kids